THIS INSTRUMENT PREPARED BY:
PHILLIPS M. SMALLING, ATTORNEY
P.O. BOX 340
BYRDSTOWN, TN 38549

New Owner :
PERSON OR AGENCY
RESPONSIBLE FOR
PAYMENT OF TAXES:
James R. Williams and wife
Marilyn D. Williams
1002 Meridian Street
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 09/13/07 14:58 3 pgs
Fees:18.00 Taxes:185.00
20070913-0110070

WARRANTY DEED

This indenture made and entered into on this the 5 day of September, 2007, by and between

DANIELLE TAYLOR and CATHY DEAN BYRD KELLY

hereinafter referred to as the GRANTORS, and

JAMES R. WILLIAMS and wife MARILYN D. WILLIAMS

hereinafter referred to as the GRANTEES.

WITNESS, that for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in Davidson County, Tennessee, and more particularly described as follows:

Being the South 40 feet of Lot No. 48 and the North 10 feet of Lot No. 47 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office of Davidson County, Tennessee, and being more fully described according to a survey by John Kohl, dated October 1, 1976, as follows:

Said lot fronts the westerly margin of Meridian Street 50 feet and runs back between parallel lines which measure 137 ½ feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20060103-0000150 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 1002 Meridian Street, Nashville, TN 37207.

Previous and last conveyance being a Special Warranty Deed from Citifinancial Mortgage Company, Inc., a corporation organized under the laws of the State of Florida, by National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services as Attorney In Fact, to
Danielle Taylor and Cathy Kelly, as tenants in common with rights of survivorship, by deed dated June 13, 2006, and recorded as Instrument Number 20060623-0075044, in the Register's Office of Davidson County, Tennessee.

Map and Parcel #82-3-233.00
The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued.
This deed was prepared from information furnished by the grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.

Cathy Dean Byrd Kelly
CATHY DEAN BYRD KELLY

Danielle Taylor
DANIELLE TAYLOR

The undersigned, JACK TAYLOR, being the husband of DANIELLE TAYLOR, hereby joins in this conveyance for the purpose of conveying any right, interest or title thereto in the above described property, including dower, homestead, statutory interests, etc.

Jack Taylor
JACK TAYLOR

STATE OF Tennessee

COUNTY OF Pickett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CATHY DEAN BYRD KELLY, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Byrdstown, Tennessee, on this the 5 day of September, 2007.

12/12/2009
Commission Expires:

JANET MARIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
PICKETT COUNTY

Janet M. White
NOTARY PUBLIC

STATE OF TN

COUNTY OF Hickman

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DANIELLE TAYLOR AND HUSBAND JACK TAYLOR, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Centerville, TN, _____, on this the 5th day of September, 2007.

CAROLE A. LOVELESS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

Carole Loveless
NOTARY PUBLIC

6-22-10
Commission Expires:

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Janet White
AFFIANT

Subscribed and sworn to before me this the 6 day of Sept. 20 07

Laura Brown

LAURA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
PICKETT COUNTY